

AGENDA
Nantucket Land Bank Commission
Regular Meeting of April 28, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89758444312?pwd=4lPrNakJWEmdzYjtGuo3gay9ZRHbUl.1>

Webinar ID: 897 5844 4312

Passcode: 605718

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. GOLF BUSINESS
 - a. Sconset Golf Course – Monthly Review
 - b. Miacomet Golf Course – Monthly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
 - d. Golf Committee Membership – Recommendations
 - e. Event Request – Fundraising Dinner
4. AGRICULTURAL MANAGEMENT
 - a. 160 Hummock Pond Road/Washashore Farm – Annual Update
 - b. 160 Hummock Pond Road/Eat Fire Farm – Cooler Location Discussion
5. PROPERTY MANAGEMENT
 - a. Cisco Beach Concession – Ellie O’s Ice Cream Sandwiches
 - b. 9 Vesper Lane/Sevrens – Parking Discussion
 - c. 19 Wauwinet Road – Chicken Coop Discussion
 - d. Various Properties: Invasive Species Management Service – Authorize Executive Director to sign Contract
 - e. 7 & 9 W. Sankaty & 31B & 31C New St/Field of Dreams – Memorandum of Understanding
6. REGULAR BUSINESS
 - a. Annual Town Meeting – Review of Articles
7. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
8. TRANSFER BUSINESS
9. APPROVAL OF MINUTES
 - a. Regular Meeting of April 14, 2026
 - b. Site Meeting of April 9, 2026

10. CONSENT ITEMS

- a. Monthly Financial Report – March
- b. Warrant Authorization – Cash Disbursements

11. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 4/14/26.
2. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

MINUTES
Nantucket Land Bank Commission
Regular Meeting of April 28, 2026
Land Bank Conference Room 22 Broad Street. Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato; Kristina Jelleme; Neil Paterson; Allen Reinhard; John Stackpole.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Isaac Basibe, Agricultural Specialist. *Eleanor Antonietti, Special Projects Coordinator, was also present via Zoom Webinar.*

Daniel Southey of Washashore Farm was also present at call to order.

Matthew Galvin, NGM Inc., President was also present at call to order via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept the agenda as presented.

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman told the Commission that staff were leading 8th grade groups from the public schools each day this week on portions of the Coast-to-Coast Trail. Additionally, the community walks continue each Thursday for three more weeks with a walk through Millbrook Woods this Thursday.

2. Ms. Freeman announced that Isaac Basibe had been asked by the Nantucket Elementary School to hold a seed starting workshop again this year with kindergarteners and 1st graders.

C. GOLF BUSINESS:

1. Sconset Golf Course (“SGC”) – Manager’s Monthly Review: Mr. Galvin reported that the course would open on May 18th to sell season passes and would open fully on May 22nd. He confirmed that the accessible pathway and parking spots were completed and looked and functioned well. The only thing left was to paint the lines on the parking space.

2. Miacomet Golf Course (“MGC”) – Manager’s Monthly Review: Mr. Galvin reviewed first quarter 2026 financials and explained that due to the bad weather the covers and rounds were down significantly from the prior year and projections, however the management staff were very good at keeping the payroll and expenses down to mitigate the lost revenue. He pointed out that membership dues were ahead of budget and there have only been five or six members who have resigned. He reported that the turf grass has been installed on the renovated putting green and it would be open for use in June. It would take a full growing season to be fully

established to match the rest, but it was a wonderful upgrade to the course. Commissioner Paterson thanked Mr. Galvin for his financial management through the bleak winter. Mr. Galvin said the credit goes to the local management staff and he is lucky to have such a great team.

3. Golf Committee Membership – Recommendation: Mr. Galvin recommended appointing Diane Dietle to replace Deb Ramsdell who was stepping down. Diane, like Deb would represent public golfers and had a business background and was very engaged. The term would run through the end of next year. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to appoint Diane Dietle to the Golf Committee as recommended.

4. Event Request – Fundraiser Dinner: Mr. Galvin explained that they had agreed to hold a fundraiser dinner for Nourish Nantucket on Sunday, July 19th. He said that the dinner portion would be between 3:00 and 5:00 p.m., which was a slow time at the bar and wanted to offer the use of the bar to them so they could sell more tickets. Golfers could still get food and drinks from the snack bar. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the request. The Commission requested that the closure was well advertised in advance of the event.

5. Warrant Authorization – Golf Capital Funds Transfer Request: Ms. Campese stated that no warrant was provided in time for the meeting.

Mr. Galvin departed the meeting at 4:20 p.m.
Ellie Olsen entered the meeting at 4:25 p.m.

D. AGRICULTURAL MANAGEMENT:

1. 160 Hummock Pond Road/Washashore Farm – Annual Update: Mr. Southey thanked the Commission for all the Land Bank has done to advance agriculture on the island. Additionally, he said collaborating in the fence installation brought all the farmers and Land Bank closer together and he really appreciates Isaac and all he does to help. He said he got a little bit behind on his 2025 goals due to a new baby and renovations on his house, but things were moving forward. He planted cover crops that he will mow and plant into thus eliminating plastic and at the end the season all will be tilled into the earth adding to the organic make up. He plans to have all his fields and tunnels in production this season. He has two full time employees and will hire some seasonal employees for picking. He said he has no particular request for himself this year but suggested the Commission consider a dorm for agricultural workers in the future. The Chair asked who he sells his products to. Mr. Southey said he sells to about 12 restaurants, at the Sustainable Nantucket Farmstand and the Farmer’s Market on Saturdays. In addition, he works with the Food Pantry and Pip N Anchor’s food insecurity programs, and he will do the same with Nourish Nantucket this year. He is also talking with the new Food and Beverage Manager for the Nantucket Public Schools to bring locally sourced produce to the students. He is also considering selling duck meat once a poultry processing system is available. Currently he raises ducks for laying and sells the eggs. Commissioner Paterson commended Mr. Southey on his hard work and giving back to the community.

Mr. Southey departed the meeting at 4:39 p.m.

2. 160 Hummock Pond Road/Eat Fire Farm – Cooler Location: Mr. Basibe told the

Commission that Mr. Wallace of Eat Fire Farm was proposing locating his cooler next to the pack and wash barn he was moving on to the site. He preferred this location for convenience for the workers and the access to the utilities. The location near the greenhouses was available, but he would need to bring the utilities across the farm. He presented two locations adjacent to the barn. The ideal one was against the west side of the barn which would shield the cooler from Bartlett Farm Road. The other location was to the back of the building that would be seen from both Hummock Pond and Bartlett Farm Roads and would take up one of the parking spaces. He presented elevated plans of the cooler that would be shingled with a barn door to look like it was a part of the barn and additionally, he would plant some climbing roses on it. Lastly, he offered to have the cooler adjacent to the barn on a one-year trial basis. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to allow the cooler to be placed to the west of the barn and shingled and planted for the one-year trial basis.

Mr. Basibe departed the meeting at 4:50 p.m.

D. PROPERTY MANAGEMENT:

1. Cisco Beach Concession – Ellie O’s Ice Cream Sandwiches: Ms. Olsen explained that she has been in business for five years. She produces her homemade ice creams sandwiches at a commercial kitchen in the Hive and sells them out of a cart at the Farmers Market, Cisco Brewery and private catered events. She is requesting to sell the prepackaged ice cream sandwiches and canned water out of a mini-Japanese van at Cisco Beach from the end of June through Labor Day weekend. She would have a cooler in the van that is run by a battery-operated generator. The van would have a counter with napkins and hand sanitizer and a small awning. She would have garbage bins available and take them all away in the evening. Ms. Antonietti told the Commission that the Health Department may have hours of operation limitations that they can impose. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the concession license for the season from 10:00 a.m. to 5:00 p.m. seven days a week, subject to compliance with town and health department regulations.

Ms. Olsen departed the meeting at 5:00 p.m.

2. 9 Vesper Lane/Sevrens – Parking Discussion: Commissioner Paterson said he was approached by a member of the public who asked why there was no parking on the property even though the conservation restriction allowed it; he asked Ms. Freeman to look into it. Ms. Freeman noted that staff reviewed two potential locations and met with the Department of Public Works Director on site to ask about safety concerns and curb cuts. One location, which was adjacent to the hospital, was not ideal from a safety standpoint. The other location had an existing curb cut to an old road that had grown in and was a walking trail. The parking would need to be further into the property and would require the trail to be reopened for vehicle travel. Upon a motion made by Commissioner Paterson and seconded by Commissioner Donato, it was unanimously VOTED to table the discussion until there was a master plan for the property along with Mill Hill and Dead Horse Valley.

3. 19 Wauwinet Road – Chicken Coop Discussion: Ms. Campese explained that the Chicken Coop was in disrepair and a decision would need to be made from several options. She said it would be good for Commissioners to visit the building with a staff member to

review the options and decide at a future meeting. Ms. Campese said she would forward the pricing options and have Ms. O'Connor schedule individual site meetings with each Commissioner.

4. Various Properties: Invasive Species Management Service – Authorize Executive Director to sign Contract: Ms. Freeman presented the three bids from the IFB for invasive species management on four properties for three years. She pointed out that Wilkinson Ecological Design was the lowest bidder at \$105,185; their references were all positive and they had previously worked with the Land Bank. She stated that part of the contract required them to produce a management plan for each site for approval. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to authorize Ms. Freeman to execute the contract with Wilkinson Ecological design.

5. 7 & 9 W. Sankaty Road & 31B & 31C New Street/Field of Dreams – Memorandum of Understanding (“MOU”): Ms. Freeman reported that she had no concerns about the proposed MOU, however it said there was no parking allowed on the property and at a prior meeting Commissioner Paterson had asked for an accessible parking space on the property. Staff have reached out to the DPW Director to add an accessible parking space to W. Sankaty Road; however, they have not met yet. The Chair directed Ms. Freeman to change the MOU to allow for one accessible parking space on the property if needed.

E. REGULAR BUSINESS:

1. Annual Town Meeting – Review of Articles: Ms. Freeman pointed out several warrant articles that may bring up a discussion about the Land Bank at the meeting. They included: Article 11 – Appropriation: Our Island Home; Article 12 – Appropriation of \$26,000,000 for School Athletic Facilities Improvements; Article 77 – Real Estate Conveyances from Town to NLB; Article C – Take Boynton Lane as a Public Way. Additionally, Ms. Freeman was asked to speak on Article 13 regarding providing employee housing. Ms. Freeman said she would have prepared statements on all the articles in the event she needed to speak on them. Lastly, she pointed out that Article 71 – General Bylaw: Stormwater Management could affect the Land Bank if passed as it would set up a new utility and fees for stormwater management.

F. LONG-RANGE OBJECTIVES: None.

G. TRANSFER BUSINESS:

1. Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling the requirements of Section 12, subsection (-m-).

No. 42986 Anja Durkovic

No. 43050 Hector Cosme Tejada, Sandra N. Interiano De Tejada and Arnoldo Tejada

No. 43089 Levi McIntosh

No. 43128 Opinicon Nominee Trust

No: 43185 Steven Williams and Claire McElwain

2. Unreported Transfer of Membership Interest: Payment of Fee/ Request for Waiver: No. 47943 38 Monahansett LLC: Ms. Wilson explained that prior to the property being sold there was an unreported transfer of membership interest that she discovered after the sale. The owner has been forthcoming and prepared to pay the fee and accrued interest but was asking for a waiver of the penalty which staff recommended. Upon a motion made by Commissioner Donato and duly seconded by Commissioner Paterson, it was unanimously VOTED to waive the penalty of \$10,898.77.

H. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to accept, approve, and release the regular session minutes of April 14, 2026, and the site visit minutes of April 9, 2026, as written.

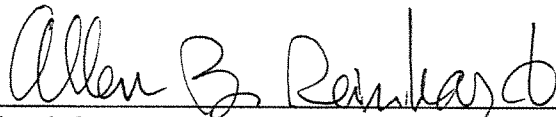
I. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the following consent items.

1. Monthly Financial Report – March
2. Warrant Authorization – Cash Disbursement

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Reinhard told the Commission that Claire O'Connor did a wonderful job representing the Land Bank for the Wesco Place public way signage request before the Roads and Right of Ways Committee.

EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinard, to go into executive session to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken on the motion: Donato-Aye; Jelleme-Aye; Paterson-Aye; Stackpole-Aye; Reinhard-Aye. The Chair declared under Purpose 6 [G.L. c. 30A, 21(a)(6)] that discussion of these matters in open session may be detrimental to the Land Bank's negotiating position; and under Purpose 7 [G.L. c. 30A21(a)(7)}. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn at 7:02 p.m.

Attested to: 
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 12th day of May 2026.


Kristina Jelleme, Chair

**NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of March 31, 2026**

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	FEB YIELD	MAR YIELD	2/28/2026	3/31/2026
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$118,965.65	\$118,870.41
Nantucket Bank / Collection Account x7653	3.56	3.56	\$42,433,126.16	\$43,971,605.33
TOTAL UNRESTRICTED FUNDS:			\$42,552,091.81	\$44,090,475.74

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED

Capital and Projects			\$14,075,036.67	\$13,844,675.58
Operating Budget			\$3,844,786.52	\$3,471,108.10
Debt & Interest Payments			\$82,362.20	\$46,480.80
TOTAL REMAINING COMMITTED FUNDS FOR FY2026			\$18,002,185.39	\$17,362,264.48

STATEMENT OF ACCOUNTS - RESERVE FUNDS

	FEB YIELD	MAR YIELD	2/28/2026	3/31/2026
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.68	3.68	\$5,750,735.90	\$5,768,736.92
Nantucket Bank / Operations Reserve Fund CD matures 6/18/26	3.92/3.54	3.92/3.54	\$3,903,207.22	\$3,913,820.73
TOTAL RESERVED FUNDS:			\$9,653,943.12	\$9,682,557.65

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	FEB YIELD	MAR YIELD	2/28/2026	3/31/2026
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MKVal	2.93	2.93	\$1,581,063.75	\$1,583,008.39
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,923.58	\$20,923.67
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,033.31	\$20,037.56
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,041.63	\$25,046.95
Nantucket Bank / SHAC Escrow x7038	0.15	0.15	\$34,441.19	\$34,445.58
Nantucket Bank / NFRM Escrow x9058	0.15	0.15	\$10,039.71	\$10,040.99
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.15	0.15	\$28,111.11	\$28,114.69
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,676.03	\$1,676.39
Nantucket Bank / MGC Golf Capital Reserve	0.15	0.15	\$523,743.59	\$374,615.96
Nantucket Bank / SGC Capital Reserve	0.15	0.15	\$523,729.89	\$464,911.82
Nantucket Bank / NGM Management Reserve CD matures 7/12/26	3.54	3.54	\$54,644.52	\$54,793.11
Hingham Savings / Marble Reserve CD matures 6/1/26	3.78	3.78	\$259,409.34	\$260,243.48
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$3,142,868.75	\$2,937,869.69

STATEMENT OF DEBT

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue (Final principal payment 2/15/2032)	\$2,360,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond (Final principal payment 12/1/2027)	\$2,055,000		
TOTAL BONDS:	\$4,415,000	TOTAL NOTES:	\$1,700,000
TOTAL DEBT:			\$6,115,000

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of April 28, 2026

1. SGC Financials – March 2026
2. MGC Financials – March 2026
3. Washashore Farm on Mt. Vernon Farm – Site Map
4. Eat Fire Farm on Mt. Vernon Farm – Site Map and Cooler Elevations
5. Ellie O's Ice Cream Sandwich – PowerPoint Presentation
6. 9 Vesper Lane – Site Map
7. IFB – Invasive Species Bidders list
8. Annual Town Meeting – Information on Articles relevant to the Land Bank
9. "M" Exemptions Release of Liens (see transfer business for record numbers)
10. Unreported Transfer of Membership Interest (see transfer business for record number)
11. Monthly Financial Report – March
12. Check Warrant Summary dated April 28, 2026

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 28, 2026

1. "M" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

Tejada
No. 42986 Anja Durkovic
No. 43050 Hector Cosme Tejada, Sandra N. Interiano De Tejada and Arnoldo
No. 43089 Levi McIntosh
No. 43128 Opinicon Nominee Trust
No: 43185 Steven Williams and Claire McElwain

2. Unreported Transfer of Membership Interest: Payment / Request for Waiver:

No. 47943 38 Monohansett LLC